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**PLANNING COMMISSISON SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SP-2013-0085A **PC DATE:** June 25, 2013

PROJECT NAME: World of Beer

ADDRESS OF APPLICATION: 3103 Lamar South & 3503 Lamar South

APPLICANT: Residences as the Spoke, LLC (Josh Delk) (512) 328-5600

AGENT: Bury and Partners, Inc. (Steven J Bertke, P.E.) (512) 328-0011

AREA: 2,540 sq. ft. (1st floor cocktail lounge)
982 sq. ft. (patio)
3,522 sq. ft. (Total Site Area)

WATERSHED: West Bouldin Creek (urban)
WATERSHED ORDINANCE: Comprehensive Watershed Ordinance (urban)
C.I.P. STATUS: N/A
T.I.A.: N/A
CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:

The applicant is requesting a conditional use permit for a 3,522 square foot cocktail lounge. CS-1-V zoning was established with zoning case C14-2012-0165 and the impervious cover was approved with SP-2012-0021C. This site plan does not propose any construction or alter previously approved impervious cover.

EXISTING ZONING: The proposed Cocktail Lounge is located on the East side of South Lamar. The lot is composed of two zoning tracts. The lot, with the building location, is zoned CS-V. Contained in this building is the proposed Cocktail Lounge as a Conditional Use in CS-1-V zoning.

NEIGHBORHOOD ORGNIZATIONS:

The Real Estate council of Austin, Inc.
Super Duper Neighborhood Objectors and Appealers Organization
Austin Heritage Tree Foundation
Barton Hills-Horseshoe Bend Neighborhood Association
Austin Neighborhood Council

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit. The site plan will comply with all requirements of the Land Development Code prior to its release.

DEPARTMENT COMMENTS:

The proposed cocktail lounge is a Conditional Use in CS-1-V zoning.

CASE MANAGER: Amanda Couch Telephone: 974-2881
amanda.couch@austintexas.gov

PROJECT INFORMATION: 3,522 sq. ft. cocktail lounge

EXIST. ZONING: CS-1-V**ALLOWED F.A.R.:** 2:1**MAX. BLDG. COVERAGE:** 95%**MAX. (CS) IMPERVIOUS CVRG.:** 95%**REQUIRED PARKING:** 42**Proposed Access:** South Lamar**PROPOSED F.A.R.:** 1.31:1**PROPOSED BLDG. CVRG:** 32.6%**PROPOSED IMPERVIOUS CVRG:** 68%**PROVIDED PARKING:** 42**SUMMARY COMMENTS ON SITE PLAN:**

Land Use: The applicant is requesting a conditional use permit for a 3,522 square foot cocktail lounge and

Environmental: This site is located in the West Bouldin Creek Watershed and subject to Urban Watershed regulations. All Environmental comments are cleared.

Transportation: Access to the proposed cocktail lounge will be from South Lamar Blvd. The site is required 42 parking spaces and will be provided within the approved parking garage in site plan SP-2012-0021C.

SURROUNDING CONDITIONS:**Zoning/ Land Use**

North:	CS-V (retail)
East:	CS-V (parking garage)
South:	CS
West:	South Lamar Blvd., then GR (Multi-family)

CONDITIONAL USE PERMIT

D. 25-5-145. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.

§ 25-5-146 CONDITIONS OF APPROVAL.

(A) To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- (1) a special yard, open space, buffer, fence, wall, or screen;
- (2) landscaping or erosion;
- (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
- (4) signs;
- (5) characteristics of operation, including hours;
- (6) a development schedule; or
- (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.

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3**CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA**

A. The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Planning Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section. A conditional use site plan must:

B.

1. Comply with the requirements of this title;

Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.

2. Comply with the objectives and purposes of the zoning district;

Staff Response: The proposed cocktail lounge use is a conditional use in CS-1 zoning district.

3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;

Staff Response: The site plan will comply with all requirements of the Land Development Code. In addition, the site plan complies with setback and height requirements.

4. Provide adequate and convenient off-street parking and loading facilities; and

Staff Response: The site plan complies with off-street parking and loading facility requirements.

5. Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.

Staff Response: The site plan will comply with all requirements of the Land Development Code including Compatibility Standards, and reasonably protects the health, safety, and welfare of persons and property.

6. For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed. Staff response: The proposed project is not in the East Austin Overlay.

C. In addition, a conditional use site plan may not:

7. More adversely affect an adjoining site than would a permitted use;

A cocktail lounge will have no more impact on adjoining properties than other permitted uses in CS-1 zoning which could operate with similar or later hours than the proposed cocktail lounge.

8. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or

Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation.

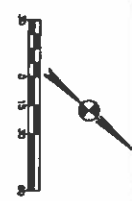
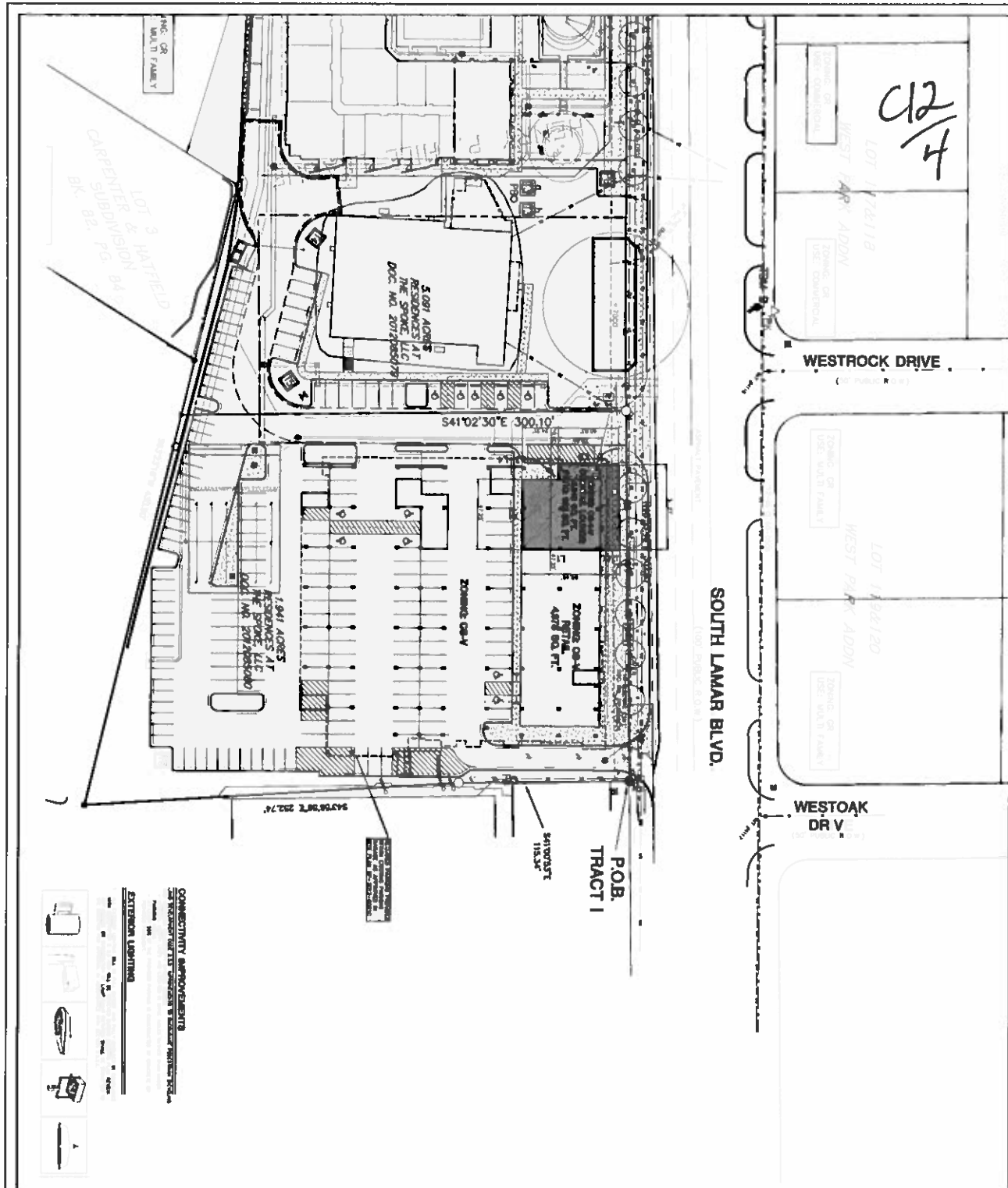
9. Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign. Staff Response: All signs and lighting will comply with the Land Development Code.

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WESTROCK DRIVE

SOUTH LAMAR BLVD.

WESTOAK DR V



LINE TABLE

NO.	BEARING	DISTANCE
L1	S40°06'44"W	53.46'
L2	S49°53'16"W	47.25'
L3	N40°06'44"W	53.46'
L4	S69°21'04"W	49.47'
L5	N49°53'16"E	47.25'

SITE AREA

HOURS OF OPERATION

CONNECTIVITY IMPROVEMENTS

AS REQUESTED FOR THE CONSTRUCTION OF THE PROJECT, THE FOLLOWING IMPROVEMENTS ARE REQUIRED:

ITEM	NO.	DATE	STATUS
1	1	1/1/20	COMPLETED
2	2	2/1/20	COMPLETED
3	3	3/1/20	COMPLETED
4	4	4/1/20	COMPLETED
5	5	5/1/20	COMPLETED
6	6	6/1/20	COMPLETED
7	7	7/1/20	COMPLETED
8	8	8/1/20	COMPLETED
9	9	9/1/20	COMPLETED
10	10	10/1/20	COMPLETED
11	11	11/1/20	COMPLETED
12	12	12/1/20	COMPLETED
13	13	1/1/21	COMPLETED
14	14	2/1/21	COMPLETED
15	15	3/1/21	COMPLETED
16	16	4/1/21	COMPLETED
17	17	5/1/21	COMPLETED
18	18	6/1/21	COMPLETED
19	19	7/1/21	COMPLETED
20	20	8/1/21	COMPLETED
21	21	9/1/21	COMPLETED
22	22	10/1/21	COMPLETED
23	23	11/1/21	COMPLETED
24	24	12/1/21	COMPLETED
25	25	1/1/22	COMPLETED
26	26	2/1/22	COMPLETED
27	27	3/1/22	COMPLETED
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100	100	4/1/28	COMPLETED

EXTENSION LIGHTING

ITEM	NO.	DATE	STATUS
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DRAWN BY: BR	DESIGNED BY: BR
REVIEWED BY: BR	PROJECT NO.: 100016-100018

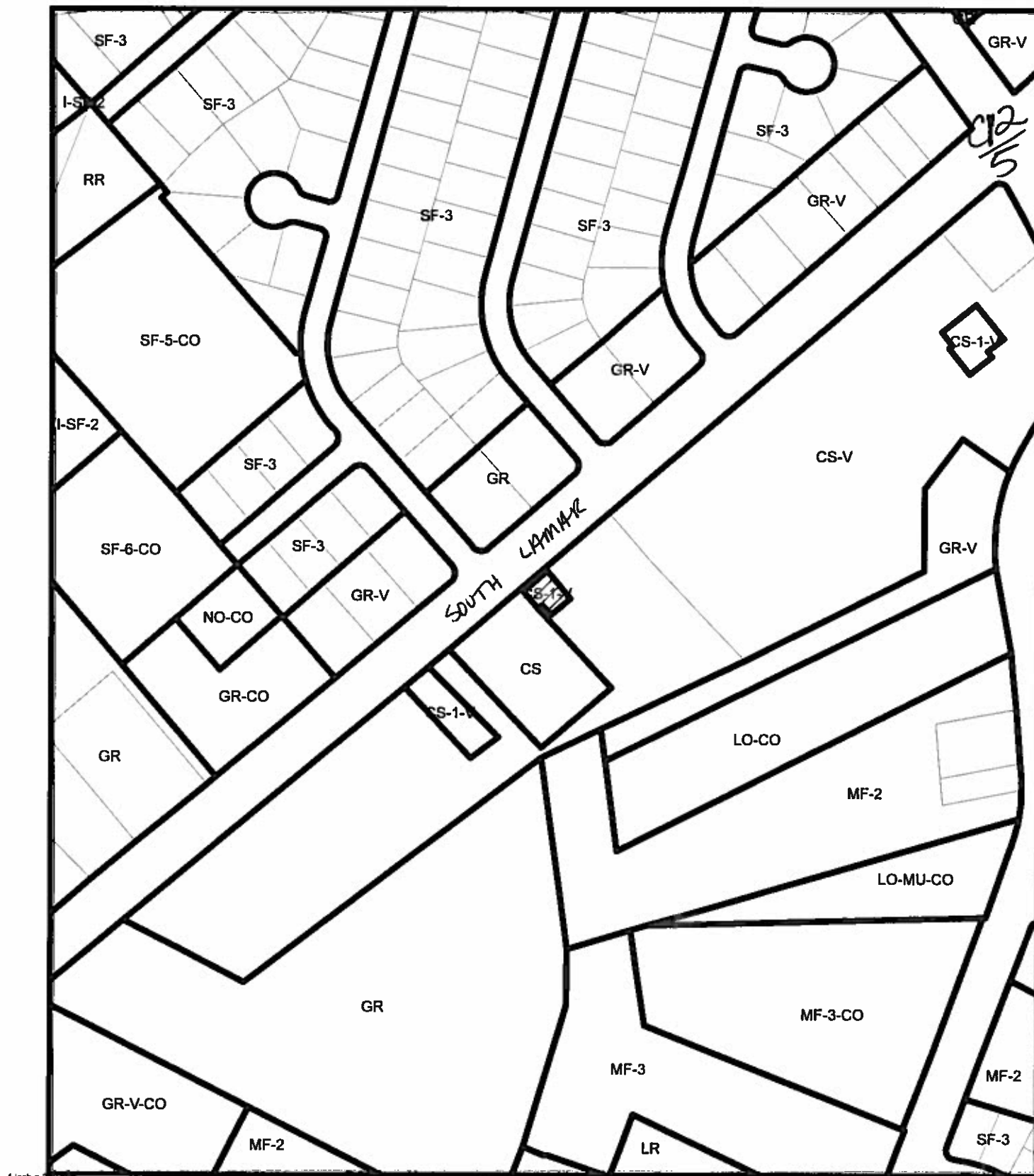
WORLD OF BEER
CONDITIONAL USE PERMIT
3103 LAMAR SOUTH LP &
3503 LAMAR SOUTH LP

ZONING & LAND USE PLAN

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3109 S. LAMAR

BP-2078-0086A



Case Number: SPC-2013-0085A
Project Name: World of Beer
Case Manager: Amanda Couch (974-2881)

Jun 19, 2013



0 0.0275 0.055 0.11 Miles



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